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Limb
MOVING HOME



5 Scalby Lane, Gilberdyke, Brough, HU15 2UJ

- 📍 Three Bedrooms
- 📍 Great Potential
- 📍 Driveway & Garage
- 📍 Council Tax Band = B
- 📍 Semi-Detached
- 📍 Village Location
- 📍 South Facing Garden
- 📍 Freehold/EPC = C

£220,000

INTRODUCTION

This three bedroom semi-detached house in Gilberdyke offers brilliant potential for family living in a village location. The property has generous proportions throughout, and presents the opportunity for its next custodians to put their own unique stamp on a home. Located on Scalby Lane in Gilberdyke, rail and motorway travel are both readily accessible.

The accommodation is set over three storeys, with a lounge, kitchen/dining room and conservatory on the ground floor, two bedrooms, study and a bathroom on the first floor and a bedroom and en-suite shower room on the second floor. The spacious, south-facing rear garden features a paved patio to the immediate rear of the property, followed by lawn and additional patio space with summer house. To the side of the property, there is a brick outbuilding with a W.C., coal house and additional store room. There is off-street parking space for up to four vehicles on the driveway to the front of the property, which leads to a garage. A lawn to the front provides green space or potential for additional parking, if desired.

The tremendous potential of this property, which will already 'tick a lot of boxes' for the majority of buyers is not one to be missed. Viewing is highly recommended!

LOCATION

The property is situated to the eastern residential end of Scalby Lane, with Gilberdyke and the neighbouring village of Newport offering a range of local shops, amenities and schooling. The village is ideally placed for convenient access to the A63/M62 motorway network. There is also a railway station within the village.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

With stairs to first floor.

LOUNGE

With log burner stove, understairs storage cupboard access and double doors to conservatory.



CONSERVATORY

With French doors to rear patio.



KITCHEN/DINING ROOM

With a range of fitted worksurfaces and units, sink & drainer beneath a window to the front. There are sliding doors onto the rear patio from the dining area.



FIRST FLOOR

LANDING

Window to the front elevation.

BEDROOM 2

Comprising fitted wardrobes to alcoves, a fitted dressing table and drawers to the corner and a window to the rear elevation.



BEDROOM 3

With fitted wardrobes, shelves, drawers and dressing table and a window to the rear elevation.



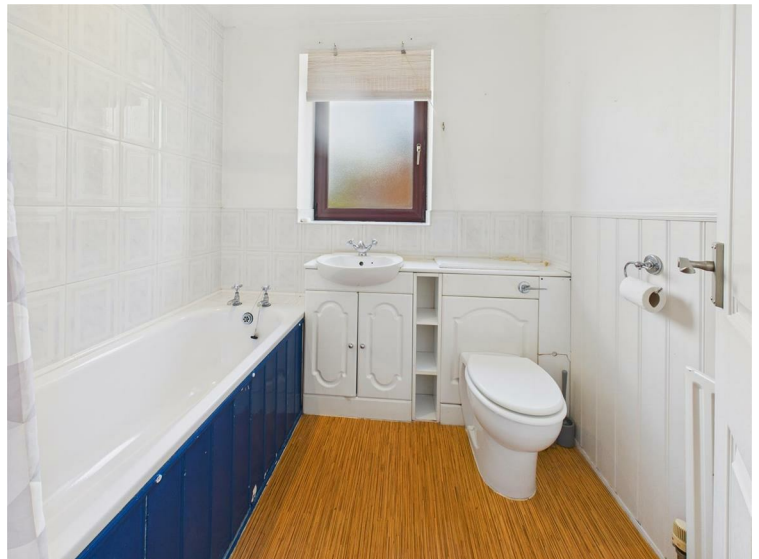
STUDY

Comprising fitted wardrobe, drawer space and a desk beneath stairs to the second floor. Window to the front elevation.



BATHROOM

Comprising low-flush W.C., bath with shower fitting and tiled surround and wash-hand basin atop fitted vanity unit beneath a window to the side elevation.



SECOND FLOOR

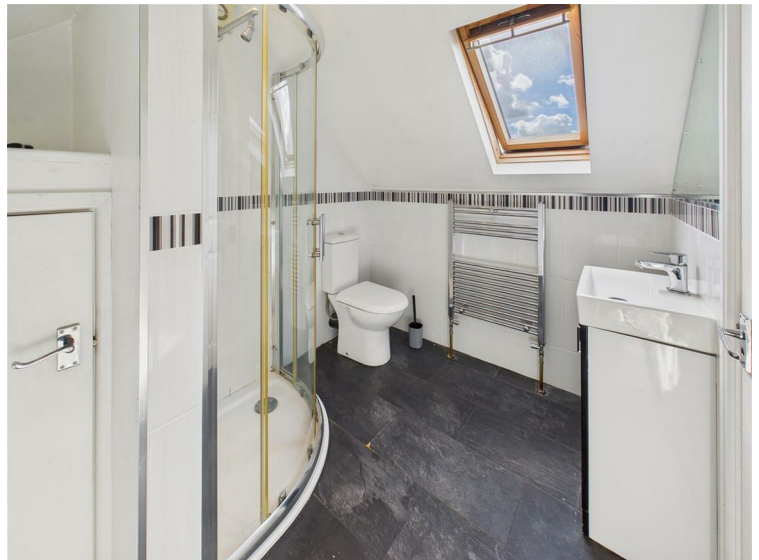
BEDROOM 1

With Velux windows and access to eaves storage space. There is an additional storage cupboard to the corner.



EN-SUITE SHOWER ROOM

Comprising shower enclosure, low-flush W.C., wash-hand basin atop vanity unit, Velux window and storage cupboard to corner.



OUTSIDE

The spacious, south-facing rear garden features a paved patio to the immediate rear of the property, followed by lawn and additional patio space with summer house. To the side of the property, there is a brick outbuilding with a W.C., coal house and additional store room. There is off-street parking space for up to four vehicles on the driveway to the front of the property, which leads to a garage. A lawn to the front provides green space or potential for additional parking, if desired.



REAR VIEW



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band B. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

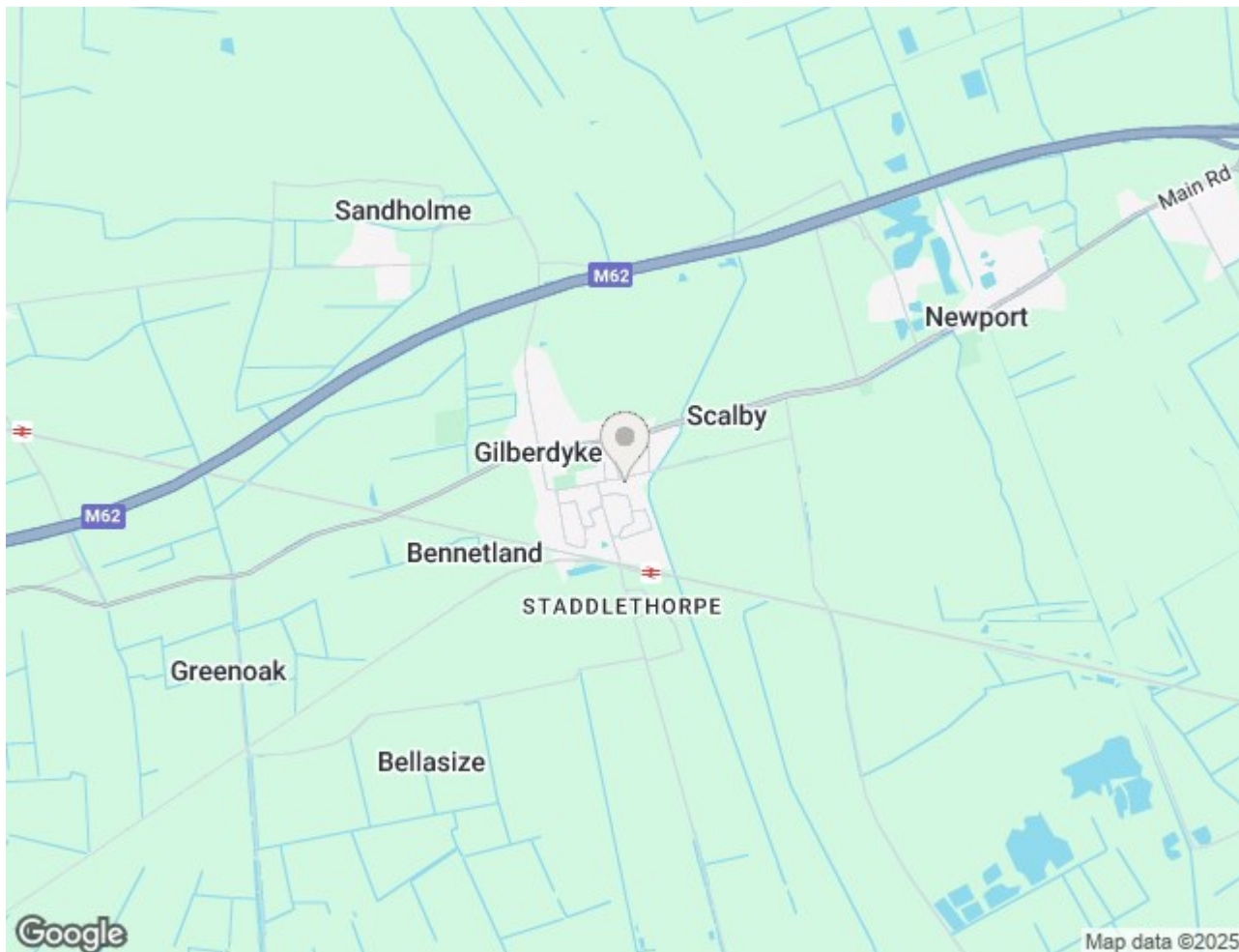
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, NOT TO SCALE. Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

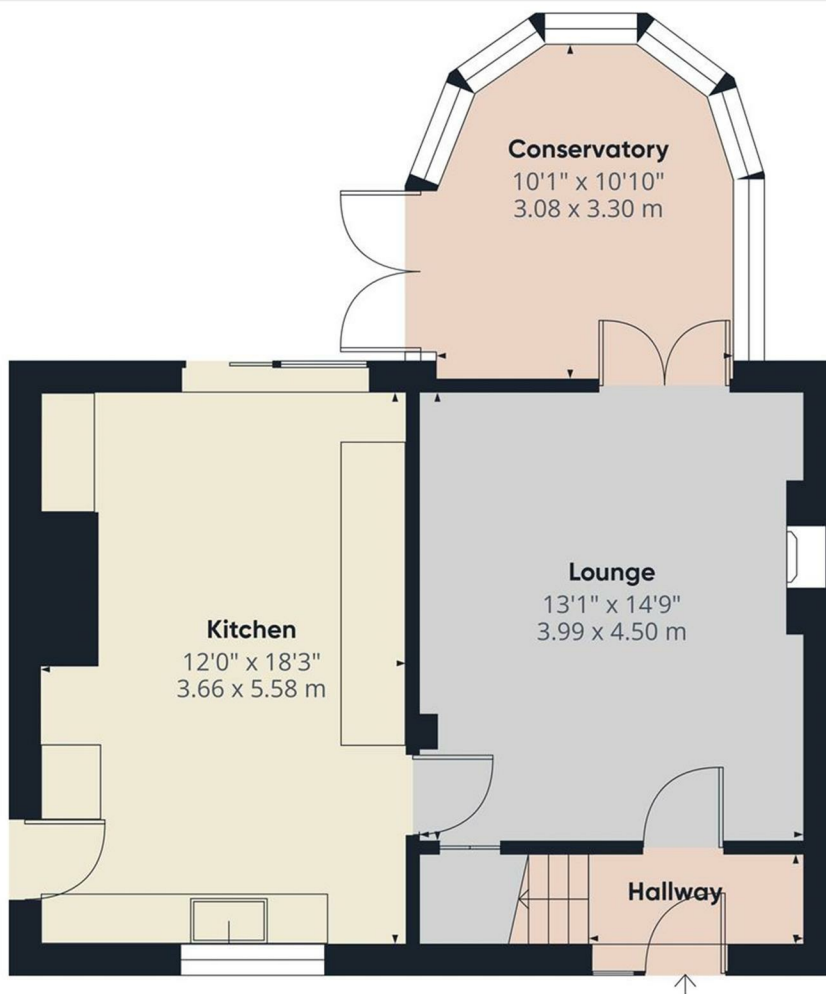
PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

PROPERTY TO SELL?

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



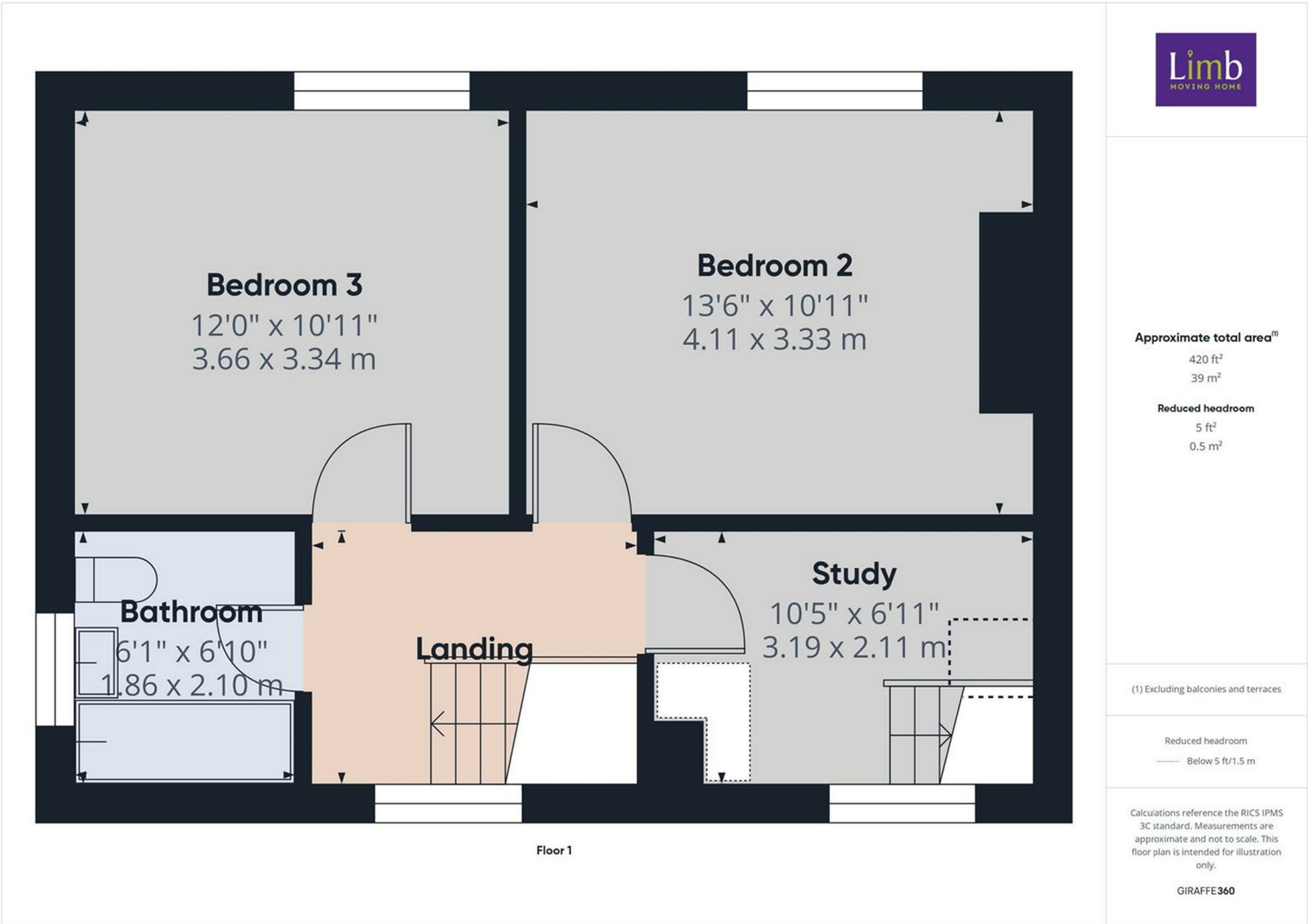


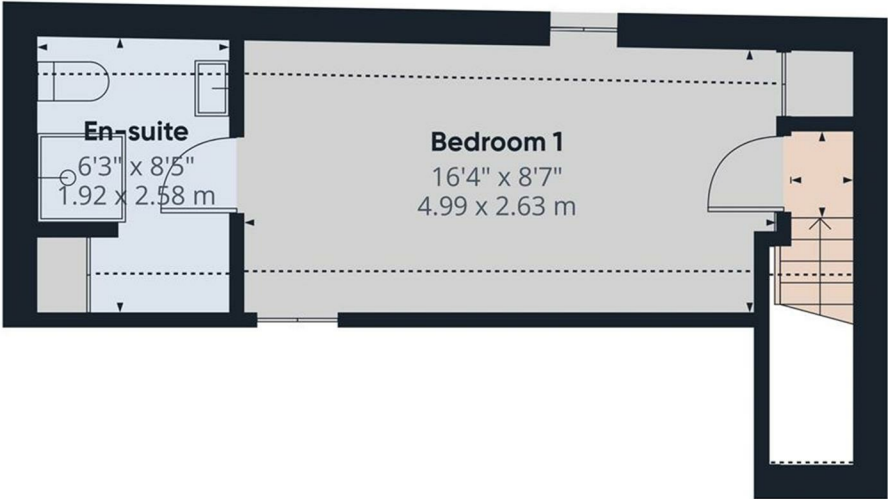
Approximate total area^m
557 ft²
51.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Floor 2

Approximate total area ⁽¹⁾
203 ft ²
18.9 m ²
Reduced headroom
51 ft ²
4.7 m ²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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